

555-559 Columbia Road

Dorchester, MA

UPHAM'S CORNER MAIN STREET

JANUARY 28, 2025



DEVELOPMENT TEAM



CIVICO DEVELOPMENT
DEVELOPER

DREAM COLLABORATIVE
ARCHITECT

BOHLER
CIVIL ENGINEERING AND LANDSCAPE ARCHITECT

HOWARD STEIN HUDSON
TRANSPORTATION

SUSTAINABLE COMFORT
SUSTAINABILITY CONSULTANT

DERRIC SMALL, ESQ.
LEGAL

PROJECT OVERVIEW

PROJECT ADDRESS

555-559 COLUMBIA ROAD, DORCHESTER

PROJECT DESCRIPTION

- 33 HOMEOWNERSHIP UNITS
- NEW 18,000 SF BRANCH LIBRARY
- PRESERVATION OF HISTORIC FACADE
- 21 PARKING SPACES BELOW GRADE

ZONING DISTRICT

DORCHESTER NEIGHBORHOOD DISTRICT
WITHIN THE NEIGHBORHOOD SHOPPING SUB-DISTRICT & THE
NEIGHBORHOOD DESIGN OVERLAY DISTRICT

LOT SIZE

18,800 SQUARE FEET OF LAND (0.43 ACRES)

GSF

55,883 GSF (BUILDING)
11,156 GSF (PARKING)

BUILDING HEIGHT

67' - 7 1/2"



SITE LOCATION



CUSHING AVENUE
(L-1864)
(PUBLIC - 40' WIDE)

T

PROPOSED RESIDENTIAL BUILDING
55,883 +/- GSF (BUILDING)
11,156 +/- GSF (PARKING)
67'-7.5" BUILDING HEIGHT

COLUMBIA ROAD
(L-2868)
(PUBLIC - 80' WIDE)

ENTEXT

ENTEXT

ENTEXT

ENTEXT

ENTEXT

CONC. SIDEWALK

BRICK

GP

ON LINE

N02°57'18"E CONDUIT ATTACHED TO FACE OF BUILDING ON "O.S."

Now or Formerly
UPHMAN'S CORNER HEALTH
BOOK 9431, PAGE 294
PARCEL ID 1301742002

#551
2 STORY MASONRY

S87°06'23"E

GP

CRW W/
10' CLE

3 STORY BRICK
"STRAND THEATRE"

15"x20"S

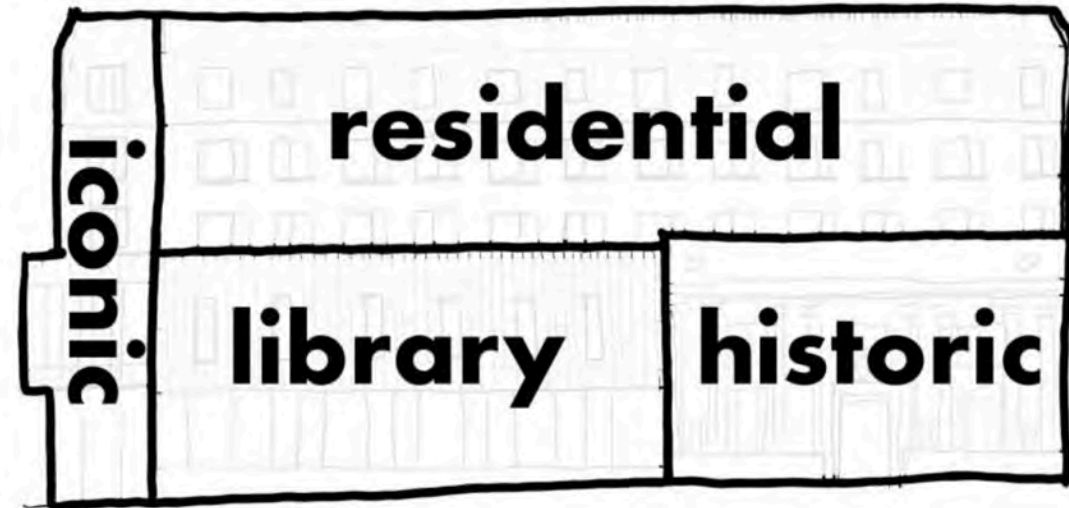
2

EXISTING CONDITIONS



WEST SIDE OF SITE LOOKING EAST ACROSS COLUMBIA ROAD

DESIGN ITERATIONS - FACADE



RFP Submission

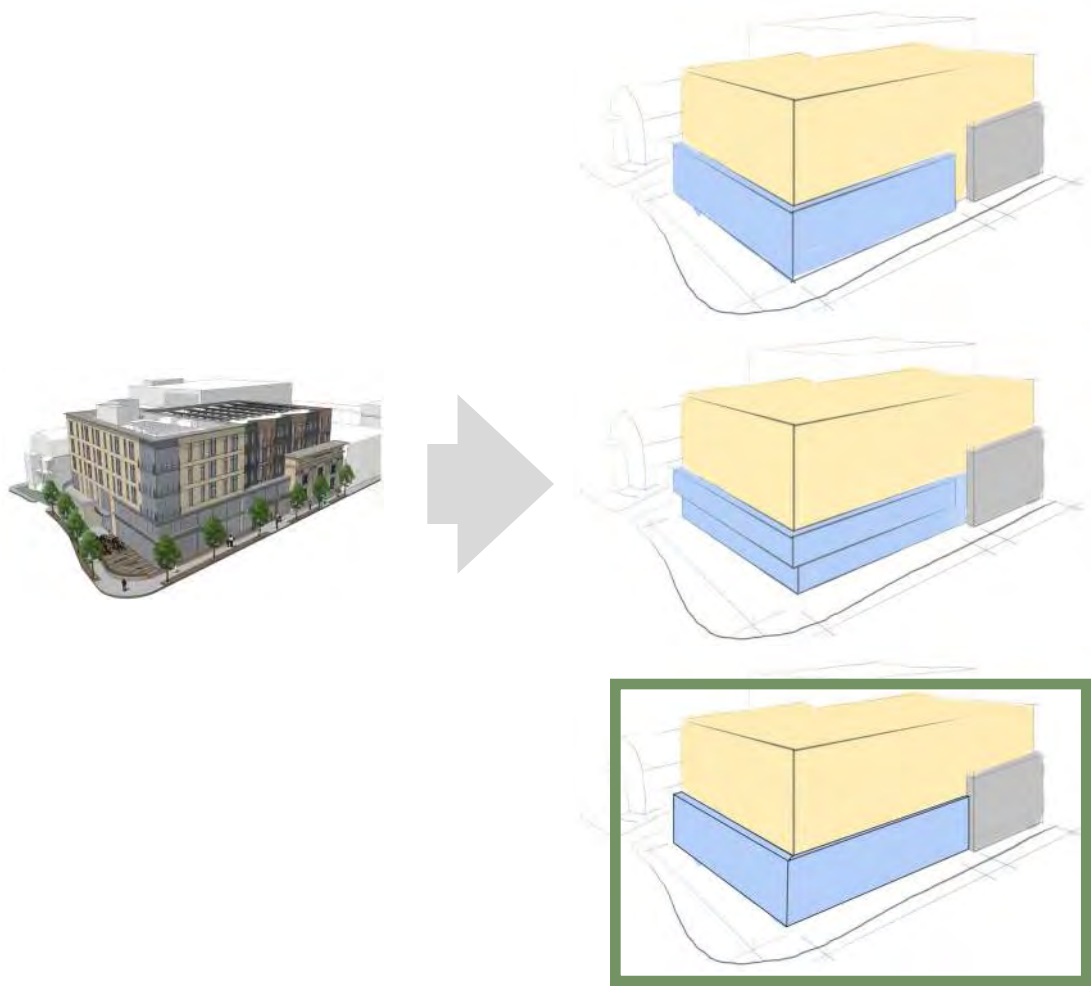


FEEDBACK

- *Only one library branch entrance*
- *Do not want the bank facade in front of the library branch space*
- *Library branch should read as its own building in material and massing, especially at street level*

DESIGN ITERATIONS - FACADE

*BPL/BPDA meeting
Fall '23*



FEEDBACK

- *Massing selected*
- *No public facing library activity at former bank*
- *Request space for library stair at exterior wall*

DESIGN ITERATIONS - FACADE

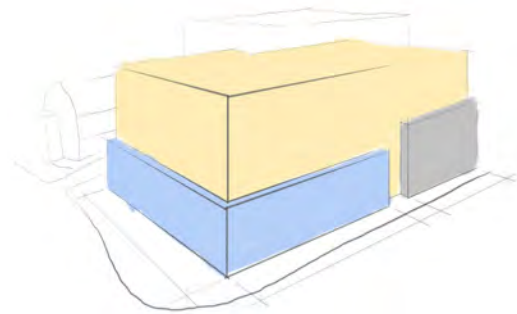
*BPL/BPDA meeting
Spring '23*



FEEDBACK

- *Design team desire to balance library glazing with Passive House energy demands*
- *Library increases floor-to-floor height needs*
- *Interaction and meeting of library mass with bank facade needs exploration*

DESIGN ITERATIONS - FACADE

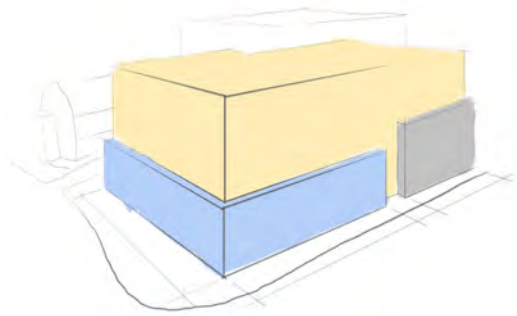


***BPL/BPDA meeting
Early Summer '24***

FEEDBACK

- ***Library should be simpler to have eye focus on lower levels***
- ***Library should be largest mass***
- ***Normalize angles at residential recesses***
- ***Residential should recede as a simpler form and expression***
- ***Signage should be integral to design***
- ***Library should be forward-thinking and contemporary making it distinctive in the neighborhood***

DESIGN ITERATIONS - FACADE



***BPL/BPDA meeting
Late Summer '24***

FEEDBACK

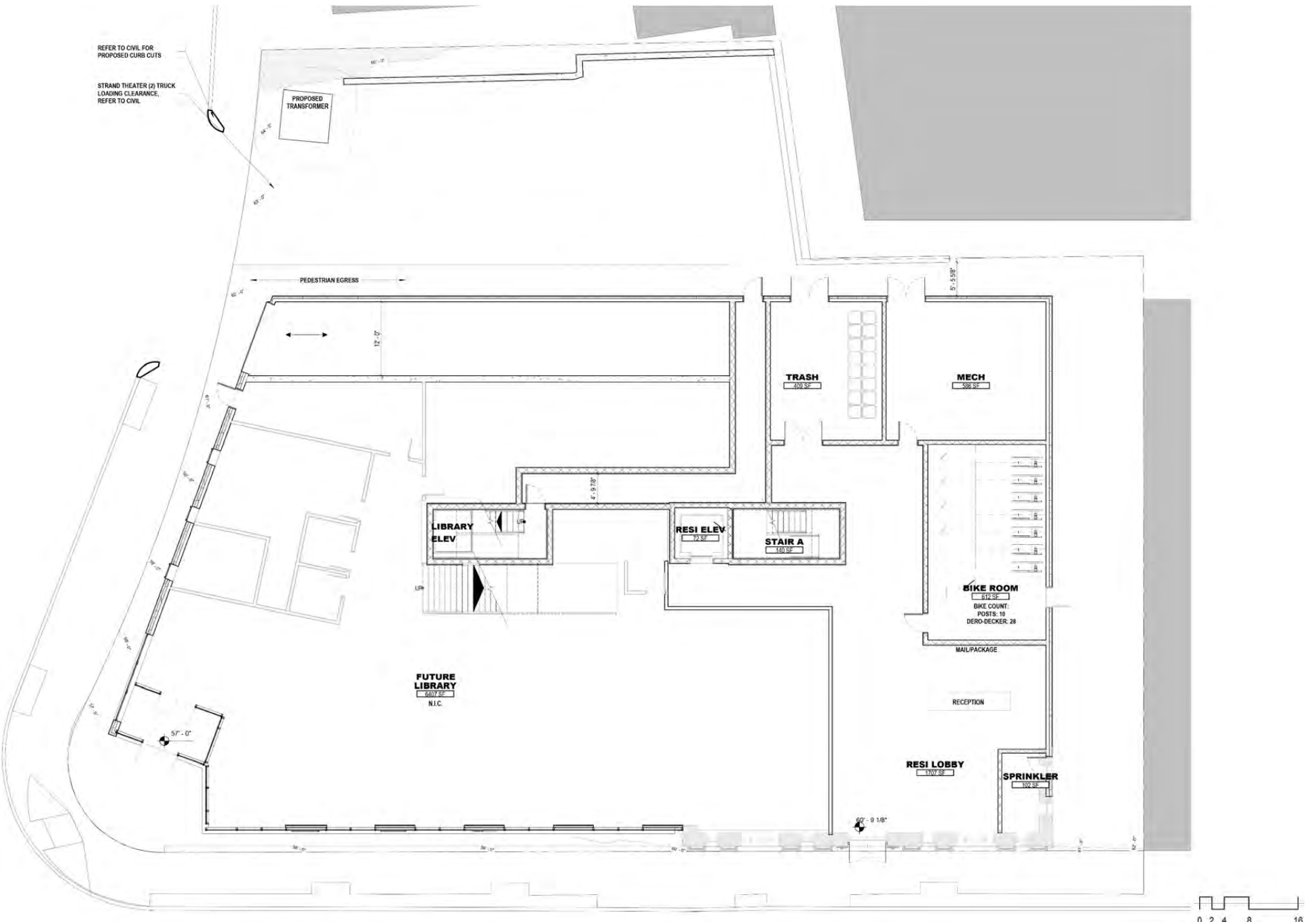
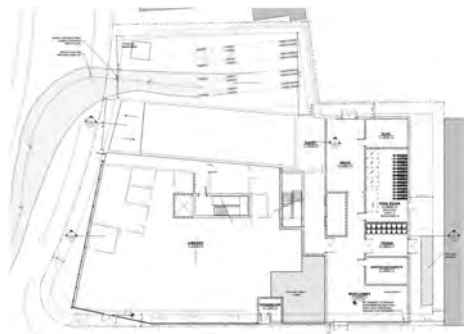
- ***Simpler single residential massing is strongly preferred***
- ***Two-part, floating library massing is preferred***
- ***Broad, glazing wrapped corner is good to see***
- ***Screens at library are a good move and will be a lantern/beacon***
- ***Signage should be integral to design***
- ***Complements the anticipated Columbia Crossing***
- ***Should be ambitious, bold, but practical***
- ***Iconic feel to the corner -- gestures toward the Pierce Building***

DESIGN ITERATIONS - FACADE



DESIGN ITERATIONS - STRAND THEATRE LOADING

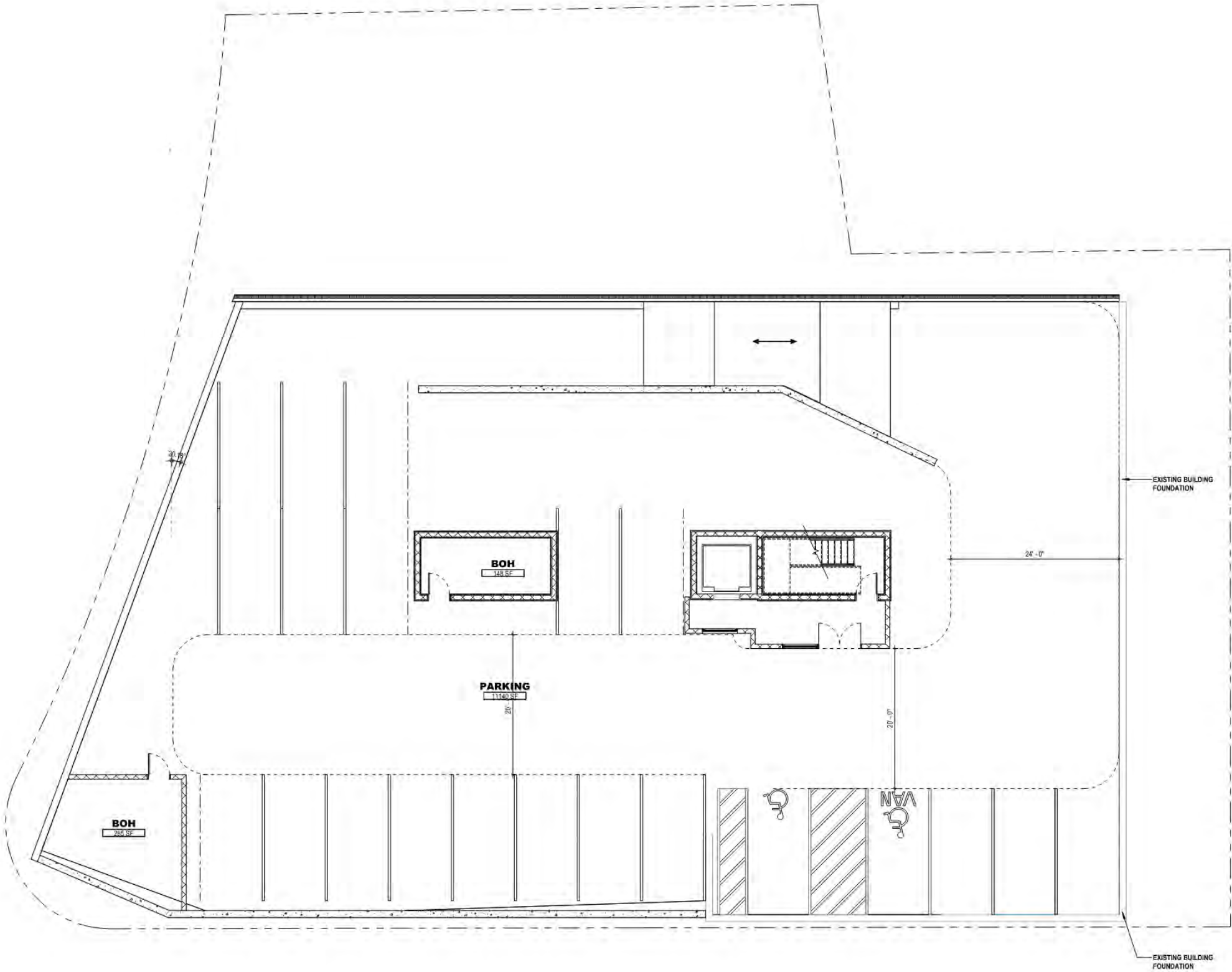
PNF Filing



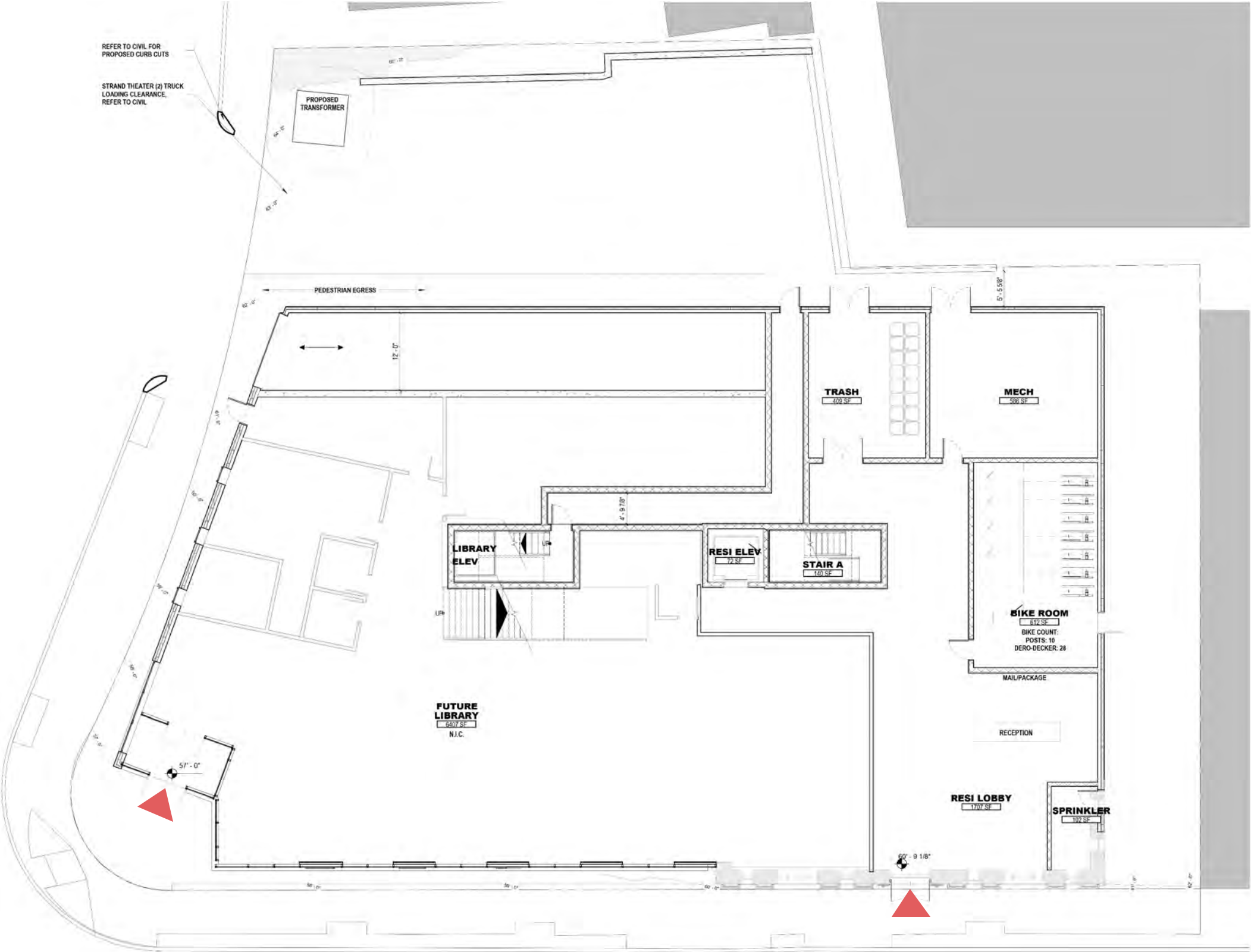
narrowed curb cut



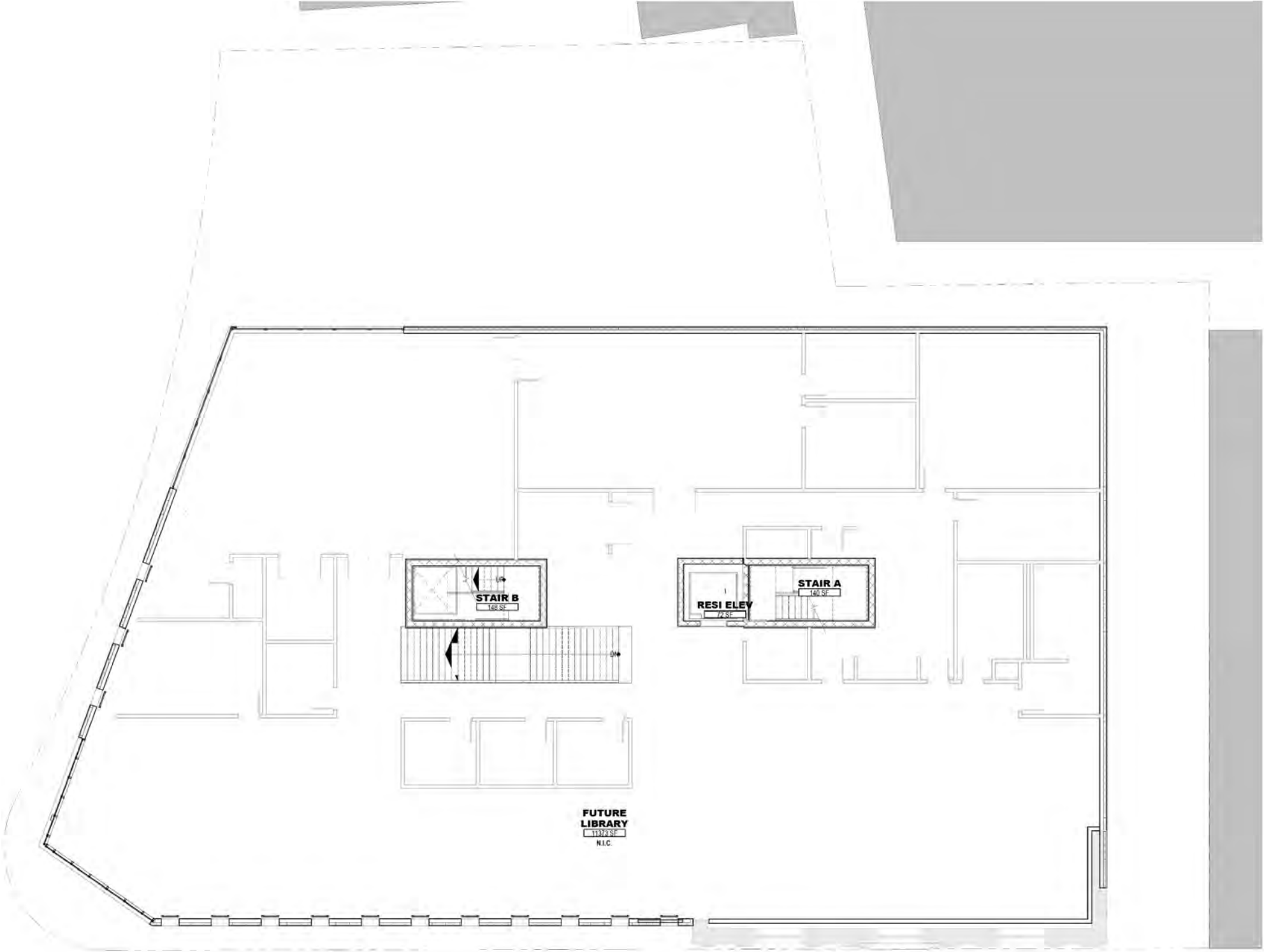
BUILDING PLANS - PARKING LEVEL FLOOR PLAN



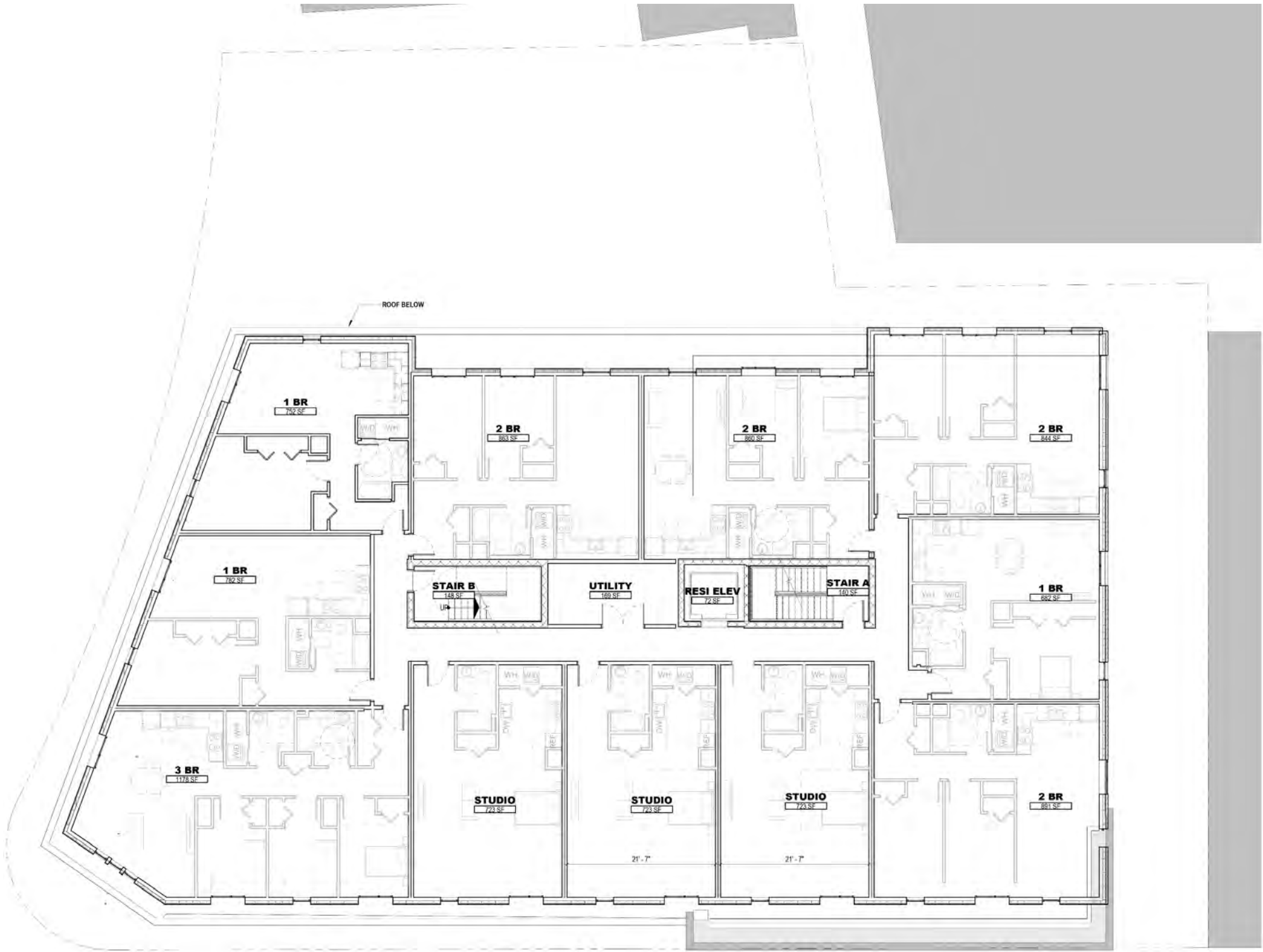
BUILDING PLANS - LEVEL 1 FLOOR PLAN



BUILDING PLANS - LEVEL 2 FLOOR PLAN



BUILDING PLANS - TYPICAL RESIDENTIAL FLOOR PLAN



BUILDING ELEVATIONS - HISTORIC MATERIALS



*Dorchester Trust Co
Built 1918*



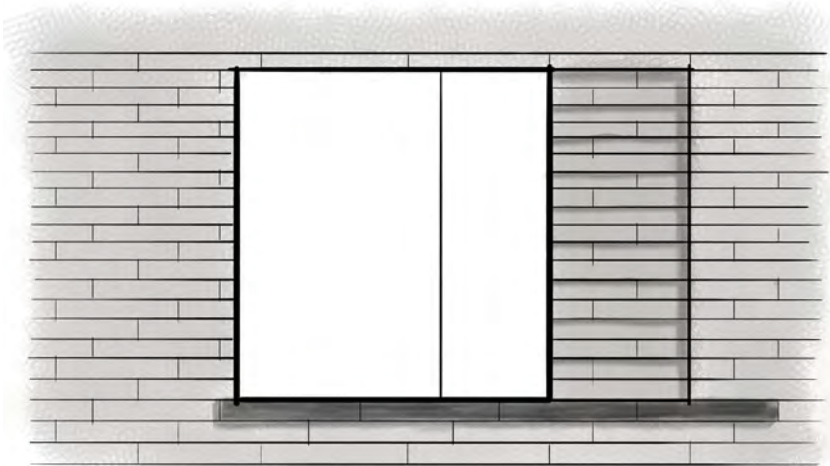
Nick Cave art



BUILDING ELEVATIONS - RESIDENTIAL MATERIALS



linear brick



recessed brick striping at windows



BUILDING ELEVATIONS - LIBRARY MATERIALS

materials anticipated to evolve with library collaboration



BUILDING ELEVATIONS - NORTH ELEVATION



BUILDING RENDERINGS - COLUMBIA ELEVATION



BUILDING RENDERINGS - CORNER PERSPECTIVE



BUILDING RENDERINGS - COLUMBIA PERSPECTIVE



BUILDING RENDERINGS - COLUMBIA PERSPECTIVE



BUILDING RENDERINGS - CUSHING PERSPECTIVE



COMMUNITY BENEFITS

100% AFFORDABLE OWNERSHIP HOUSING

- 33-units of workforce homeownership units at a variety of income levels developed with, owned, and managed by the community

BOSTON PUBLIC LIBRARY UPHAM'S CORNER BRANCH

- New Boston Public Library branch including community space

SUSTAINABILITY

- Ambitious sustainability goals to reduce utility costs for residents

HISTORIC PRESERVATION

- 1918 Dorchester Trust Company facade preserved as residential entrance

JOB CREATION

- 51% Boston residents, 40% people of color, and 12% women
- Walk-on application system for local workers



555-559 COLUMBIA ROAD
OCTOBER 16, 2024

SUSTAINABLE FEATURES

BUILDING

- **LEED GOLD** CERTIFIABLE
- ALL ELECTRIC, **PASSIVE HOUSE** DESIGN
- EVALUATING ROOFTOP PHOTOVOLTAIC (PV) SYSTEM
- BUILDING ORIENTATION DESIGNED TO MAXIMIZE DAYLIGHTING OPPORTUNITIES

LANDSCAPE

- **~1,650 SF OF NEW OPEN SPACE** REPLACING EXISTING ASPHALT AND HARDSCAPE
- **~8 NEW NATIVE TREES** THROUGHOUT THE SITE REPLACING 3 TREES

TRANSIT

- **TRANSIT RICH LOCATION** WITH BUS AND MBTA ACCESS
- 21 BELOW GRADE RESIDENT PARKING SPACES
- 33 RESIDENT AND 7 VISITOR **BICYCLE PARKING SPACES**



555-559 COLUMBIA ROAD
OCTOBER 16, 2024

BUYING IN

Homeownership in Context

PROJECT	ADDRESS	TOTAL UNITS	RENTAL	OWNERSHIP
Fox Hall	554-562 Columbia	65	65	0
Columbia Crossing	572 Columbia	63	63	0
Hamlet Street Development	16 Hamlet	69	60	9
This proposal	555-559 Columbia	33	0	33
		230	188	42



555-559 COLUMBIA ROAD
OCTOBER 16, 2024

INCOME LIMITS, SALE PRICES, AND UNIT MIX

INCOME LIMITS

HOUSEHOLD SIZE	80% AMI	100% AMI
HH of 1 earning up to	\$91,440	\$114,300
HH of 2 earning up to	\$104,480	\$130,600
HH of 3 earning up to	\$117,520	\$146,900
HH of 4 earning up to	\$130,560	\$163,200

UNIT MIX

UNIT TYPE	80% AMI	100% AMI	TOTAL
Studio	4	5	9
1 Bedroom	5	4	9
2 Bedroom	6	6	12
3 Bedroom	2	1	3
TOTAL	17	16	33

REPRESENTATIVE SALE PRICES

UNIT TYPE	80% AMI	100% AMI
Studio	\$180,800	\$239,000
1 Bedroom	\$219,500	\$287,400
2 Bedroom	\$258,500	\$334,700
3 Bedroom	\$297,200	\$378,000

Source: BPDA 2024 Income & Price Limits

NEW NEIGHBORS



1 Bedroom

\$219,500

Who I Am: Two young teachers

What I Earn: \$104,000

My Utility Bill: \$180/mo

What I Do:

- Cafe visits to Madhouse Cafe
- Grocery shopping at Brother's
- Dinner at Comfort Kitchen
- Art reception at Hallspace



3 Bedroom

\$378,000

Who I Am: Family of four

What I Earn: \$160,000

My Utility Bill: \$240/mo

Habits in the Neighborhood:

- Soccer games at Hannon Park
- Grocery shopping at Price Rite
- Dropoff kids at Everett Elementary
- Errands at South Bay Center
- Visits to Franklin Park Zoo

TRANSPORTATION

